

City, Village or Town: <input checked="" type="checkbox"/> WAUKESHA		County: <input checked="" type="checkbox"/> WAUKESHA	Surveyor: H.N.T.B.	Date: 2/10/82	W. Main Street 235
Street Address: 235 W. Main Street <input checked="" type="checkbox"/>		Legal Description: Sec NE3 T6N R19E Gale Barstow & Lockwood's Plat Blk D Lots 4&5		Acreage: approx. 1.3 acres	
Current Name & Use: Waukesha Hotel (See 851 Gaspar Street 48/13)		Current Owner: I & L Associates			
Film Roll No. WK 6; 80			Current Owner's Address: 235 W. Main Street		
Negative No. 7; 4			Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 399760 Northing: 4762640 USGS Waukesha Quadrangle/Scale: 1:24,000		
Facade Orient. N			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		

2 Original Name & Use: (preferred) <input checked="" type="checkbox"/> National Hotel Dates of Construction /Alteration 1871/addition in 1880's Architect and/or Builder: Not known	Source	Previous Owners	Dates	Uses	Source	Town Range Section Map Name
	A/B					
	Source					
	A/C					
Source						

3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None	4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input checked="" type="radio"/> Assoc. with development of a locality <input checked="" type="radio"/> Other: <u>Commerce</u> <input type="radio"/> None Period of historical sig:	Map Name Waukesha City Map
Architectural Statement: See continuation sheet	Historical Statement: 1871 - 1915 See continuation sheet	

5 Sources of Information (Reference to Above) A Sanborn Perris Map of Waukesha 1884 B History of Waukesha County 1880 p. 670 C Waukesha Freeman, June 2, 1870 p. 3 D Griswold, Willard S., "Old Waukesha Buildings", Landmark, Vol. 13, No. 2, 1970, p. 12 E F	6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____ 7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins 8 District: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: _____ date: _____ 9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>D/CC</u>	Map Code 6/7
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NATIONAL HOTEL (235 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

The National Hotel is a three story building constructed of rock faced ashlar laid in regular courses. The building was constructed in two phases; as evidenced by a change from round headed arched windows on the east section of the facade, segmentally arched units on the remainder. Stone caps display a smooth finish.

Originally the main entrance was located on the chamfered corner of the building. Although the first story has been altered, the original paired windows on the second and third story remain. During the 1920's a period storefront was added to the first story. Constructed of glazed tile and terra cotta, this remains an important feature of the design.

Architectural Significance

Distinguished by scale as well as high quality stone work, the National Hotel remains as a significant example of a period of construction. The hotel is one of the fine stone Italianate commercial buildings in the city and retains a high degree of integrity.

Other examples of Italianate style commercial buildings are located in the Downtown Historic District.

*See Attached Continuation Sheet

HISTORICAL STATEMENT:

The National Hotel is significant for its role as a hotel during the Springs Era and it is the earliest remaining from that period. It was built by owner John Sperber in 1871, expanded in the 1880's, and continued to be one of the better year round commercial hotels into the early twentieth century (D).

Sperber arrived in Waukesha in 1856 and worked for the Weber brewery. He also opened a billard room and saloon which he operated for several years. In 1867 he purchased the lot the hotel now stands on and began construction in 1870. He opened the following year. The National Hotel was one of the first designed as a hotel rather than in the older style of the county inn. Although originally built to take advantage of the new tourist trade generated by the discovery of Bethesda Spring in 1868, its location and the fact that it was open year round caused it to become the major commercial hotel in town.

As years passed its elegance declined. In 1915 its name was changed to the Hotel Waukesha and it is presently a rooming house (D).

Architectural Significance (Continued):

The National Hotel is attached to two structures to the south, with access provided by a corridor on the second story. These structures are located on Gaspar Street (831, 835). The rear portion of 831 Gaspar is a one story cream brick building which retains two ventilating cupolas. This section dates from the nineteenth century and was originally the livery stable for the hotel. A storefront was affixed to the building in the 1930's concealing it from the street. Between the livery stable and the hotel is a narrow, two-story brick building (835 Gaspar) which now contains a commercial storefront on the first floor and residential on the second floor. These two buildings are not architecturally significant and do not contribute to the significance of the building.

Attached to the south of the 1871 hotel is a one story addition. To the east of the original hotel is a frame addition. To the rear is a one story cement block kitchen. None of these additions contribute to the significance of the nominated property.

NATIONAL HOTEL

----- Nominated
Property

